

April 12, 2013

GLORIA L. FRANKLIN, CLERK
U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA



BUCHALTER NEMER
ROBERT E. IZMIRIAN (SBN: 53805)
CRAIG C. CHIANG (SBN: 209602)
A Professional Corporation
55 Second Street, Suite 1700
San Francisco, CA 94105-3493
Telephone: (415) 227-0900
Fax: (415) 227-0770
Email: rizmirian@buchalter.com; cchia

The following constitutes
the order of the court. Signed April 12, 2013

Attorneys for Chapter 11 Trustee
KYLE EVERETT

M. Elaine Hammond

M. Elaine Hammond
U.S. Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
OAKLAND DIVISION

In re

Case No. 12-46534 MEH

PACIFIC THOMAS CORPORATION, dba
PACIFIC THOMAS CAPITAL, dba
SAFE STORAGE,

Chapter 11

Debtor.

KYLE EVERETT, CHAPTER 11 TRUSTEE,

Adv. Proc. No. 13-04079

Plaintiff,

**TEMPORARY RESTRAINING ORDER
AND ORDER TO SHOW CAUSE RE
ISSUANCE OF PRELIMINARY
INJUNCTION**

vs.

RANDALL WHITNEY aka RANDALL C.M.
WHITNEY aka RANDALL WORSLEY aka
RANDALL C.M. WORSLEY, an individual;
PACIFIC TRADING VENTURES dba SAFE
STORAGE MANAGEMENT COMPANY, a
California corporation; PACIFIC TRADING
VENTURES, LTD. ("PTVL"), a Nevada
corporation; and JILL V. WORSLEY aka V.
JILL WORSLEY, an individual,

Defendants.

1 The Court, having read and considered Plaintiff's Emergency Motion for Temporary
2 Restraining Order and Order to Show Cause for Preliminary Injunction; Memorandum of Points
3 and Authorities and Declaration of Kyle Everett in Support Thereof, finds as follows:

4 1. Plaintiff has shown that there is a strong probability that harm will occur if this
5 matter is not heard on an emergency basis;

6 2. Plaintiff has shown that it has ascertainable rights in need of protection so as to
7 preserve assets of the estate of Pacific Thomas Corporation dba Pacific Thomas Capital dba Safe
8 Storage ("PTC");

9 3. Plaintiff has shown that it has a fair chance of success on the merits;

10 4. Plaintiff has shown that it will likely suffer irreparable harm if an injunction does
11 not issue so as to prevent loss of assets of PTC and interference with Plaintiff's administration of
12 PTC's estate as Chapter 11 Trustee;

13 5. Plaintiff has shown that it has no adequate remedy at law or in equity in that absent
14 issuance of a temporary restraining order, the PTC's estate will likely suffer substantial harm with
15 loss of its assets.

16 Wherefore, it is hereby ordered:

17 A. Defendants Randall Whitney, Pacific Trading Ventures dba Safe Storage
18 Management Company ("PTV"), Pacific Trading Ventures, Ltd., and Jill Worsley (collectively,
19 "Defendants") and their respective offices, agents, servants, employees and all other persons who
20 are in active concert or participation, are restrained from:

- 21 1. Interfering with Plaintiff: (i) accessing real property of which PTC is record
22 owner, including real property located at 2615 E. 12th Street, 2783 E. 12th
23 Street, 2801 E. 12th Street, 1111 29th Avenue, 1113-15 29th Avenue, and
24 adjacent parking lots, in Oakland, California (the "Premises"); (ii) taking
25 possession of the Premises; and (iii) operating the Premises;
- 26 2. Interfering with any of the tenants or lessees of the Premises;
- 27 3. Withholding any assets, rents, books and records relating to or arising from the
28 Premises;

- 1 4. Refusing to turnover all rents, issues and profits generated from the Premises;
2 and
3 5. Refusing to permit Plaintiff access to the Premises to conduct such inspections
4 as Plaintiff may reasonably require of the books and records and other
5 purposes, and further enjoining Defendants not to obstruct or interfere with
6 such inspections.
7 6. Refusing to turnover the following books and records to Plaintiff:
8 a. A detailed accounting of all funds received, or disbursed, by non-debtor
9 entities, on behalf of PTC in connection with the Premises, including, but
10 not limited to, the Safe Storage Facility for each of the 12 months
11 immediately prior to PTC's bankruptcy filing date of August 6, 2012 (the
12 "Petition Date") and each of the months from the Petition Date through the
13 present, including, but not limited to, access to all system and source data
14 for all the funds received or disbursed in connection with the Safe Storage
15 Facility;
16 b. All books and records, including, but not limited to, all banking statements
17 and cancelled checks, detailing all funds received, or disbursed, by non-
18 debtor entities, on behalf of PTC in connection with the Premises,
19 including, but not limited to, the Safe Storage Facility, for each of the 12
20 months immediately prior to the Petition Date and each of the months from
21 the Petition Date through the present, including, but not limited to, access
22 to all system and source data;
23 c. A historical rent roll, for each of the 12 months immediately prior to the
24 Petition Date and each of the months from the Petition Date through the
25 present, for all properties owned by PTC, including tenant payment dates,
26 check numbers, and payment amounts, the period for which the tenant
27 payments were made, and the current tenant unpaid balances;
28 d. All monthly expense reconciliations between PTC and PTV;

1 e. For each transfer that PTV has made to PTC since the Petition Date, (i) the
2 PTV check number (or identification of wire transfer), (ii) the transfer date,
3 (iii) the tenant(s) for which the transfer is made, and (iv) the location of the
4 property and number of spaces used if it is for parking.

5 B. This temporary restraining order shall remain in full force and effect for fourteen days
6 from the date hereof unless sooner modified or dissolved by this Court.
7

8 C. Pursuant to Federal Rule of Bankruptcy Procedure 7065, Plaintiff need not post
9 security pursuant to FRCP Rule 65(c).

10 D. This temporary restraining order is entered at 2:20 p.m. on April 12, 2013.

11 E. On April 26, 2013, at 1:00 p.m., the Court will conduct a hearing on an order to show
12 cause ("OSC") why a preliminary injunction should not issue and remain in effect during the
13 pendency of this adversary proceeding to restrain the above Defendants and other restrained
14 parties from:

- 15 1. Interfering with Plaintiff: (i) accessing real property of which PTC is record
16 owner, including the "Premises; (ii) taking possession of the Premises; and
17 (iii) operating the Premises;
- 18 2. Interfering with any of the tenants or lessees of the Premises;
- 19 3. Withholding any assets, rents, books and records relating to the Premises;
- 20 4. Refusing to turnover all rents, issues and profits generated from the Premises;
- 21 5. Refusing to permit Plaintiff access to the Premises to conduct such
22 inspections as Plaintiff may reasonably require of the books and records and
23 other purposes, and further enjoining Defendants not to obstruct or interfere
24 with such inspections; and
- 25 6. Refusing to turnover the following books and records to Plaintiff:
 - 26 a. A detailed accounting of all funds received, or disbursed, by non-debtor
27 entities, on behalf of PTC in connection with the Premises, including, but
28 not limited to, the Safe Storage Facility for each of the 12 months

1 immediately prior to the Petition Date and each of the months from the
2 Petition Date through the present, including, but not limited to, access to
3 all system and source data for all the funds received or disbursed in
4 connection with the Safe Storage Facility;

5 b. All books and records, including, but not limited to, all banking
6 statements and cancelled checks, detailing all funds received, or
7 disbursed, by non-debtor entities, on behalf of PTC in connection with the
8 Premises, including, but not limited to, the Safe Storage Facility, for each
9 of the 12 months immediately prior to the Petition Date and each of the
10 months from the Petition Date through the present, including, but not
11 limited to, access to all system and source data;

12 c. A historical rent roll, for each of the 12 months immediately prior to the
13 Petition Date and each of the months from the Petition Date through the
14 present, for all properties owned by PTC, including tenant payment dates,
15 check numbers, and payment amounts, the period for which the tenant
16 payments were made, and the current tenant unpaid balances;

17 d. All monthly expense reconciliations between PTC and PTV;

18 e. For each transfer that PTV has made to PTC since the Petition Date, (i)
19 the PTV check number (or identification of wire transfer), (ii) the transfer
20 date, (iii) the tenant(s) for which the transfer is made, and (iv) the location
21 of the property and number of spaces used if it is for parking.

22 IT IS SO ORDERED.

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COURT SERVICE LIST

1 Anne-Leith Matlock
2 Matlock Law Group, P.C.
3 1485 Treat Blvd. #200
4 Walnut Creek, CA 94597

5 Jill Worsley
6 30 Creek Tree Lane
7 Alamo, CA 94507-1916

8 Jill Worsley
9 1818 Mt. Diablo Blvd., Suite D
10 Walnut Creek, CA 94596

11 Kyle Everett
12 235 Pine St. #1150
13 San Francisco, CA 94104

14 Lynette C. Kelly
15 U.S. Office of the U.S. Trustee
16 1301 Clay St.
17 Oakland, CA 94612

18 Pacific Trading Ventures
19 dba Safe Storage Management Company
20 1818-D Mt. Diablo Blvd.
21 Second Floor
22 Walnut Creek, CA 94596

23 Randall Whitney
24 1818 Mt. Diablo Blvd., Suite D
25 Walnut Creek, CA 94596

26 Randall Whitney
27 5215 Masonic Avenue
28 Oakland, CA 94618-2631

29 Randall Whitney
30 2615 East 12th Street
31 Oakland, CA 94601

32 Roger Huddleston
33 c/o Nicholas P. Hulchiy
34 Belzer, Hulchiy & Murray
35 3650 Mt. Diablo Blvd., 1130
36 Lafayette, CA 94549-6820

37 Roger W. Worsley
38 1997 Ascot Drive #B
39 Moraga, CA 94556

40 Stephen Thomas Worsley
41 2458 Pamino Way
42 Pleasanton, CA 94566

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Timothy Brophy
395 Civic Drive, Suite J
Pleasant Hill, CA 94523-1951